

NOTICE: Platting Staff may be unable to process all the applications shown on this agenda.

FNSB PLATTING BOARD

AGENDA

August 23, 2006

Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (August 2, 2006)

APPROVAL OF AGENDA

INFORMATION FOR THE PUBLIC. Public testimony will be requested as each agenda item comes up. The Platting Board's review is limited to the technical requirements of the state and borough subdivision ordinances, codes and statutes, health and safety issues, or hazards to property. Please note: testimony may be limited to three minutes per person.

Before testifying, please state your name, print it and your mailing address on the sheet at the microphone, and identify the agenda item about which you are speaking. If you wish to ask questions of the Board or staff, secure approval from the Chairman to do so.

If you wish to speak regarding an item not on this agenda, you may do so during Citizens Comments at either the beginning or the end of the meeting.

The meeting will recess approximately 6:15-7:00 p.m. and will adjourn by 9:00 p.m.

Any action taken during this meeting is subject to reconsideration during this meeting or at the next. A request for reconsideration at the next meeting must be submitted in writing by a Platting Board member who voted on the prevailing side before the close of business the day following the meeting.

Appeal of a Platting Board decision must be submitted in writing within seven days of the decision. Appeal forms may be obtained from the Community Planning office.

Platting Board decisions may be found at co.fairbanks.ak.us/Meetings/PlattingBoard/ . Staff reports may be available at [ftp://co.fairbanks.ak.us/plattingboard/](http://co.fairbanks.ak.us/plattingboard/) .

COMMUNICATIONS TO THE BOARD

CITIZENS' COMMENTS ON NON-AGENDA ITEMS

APPLICATIONS

Naming of the Road

1. **NR 001-07 Jamal Dr** – A request by FNSB Emergency Operations and FNSB Community Planning to rename the portion of Old Chena Hot Springs Rd located at approximately 7-Mile Chena Hot Springs Rd to Jamal Dr within the SW¼, Sec 20, T1N R2E, FM AK (within Bohnet and Cassiar Heights subdivisions).

Application for Extension of Time

1. **SD 004-03 / RP 007-03 Ostrem Subdivision 1st Addition (extension)** – A request by Roger and Laurie Ostrem for a two-year extension of the Platting Board's July 31, 2002 preliminary approval to replat Lot 1, Ostrem Subdivision, a parcel of 10 acres, into six lots varying in size from 1.0 acres to 2.6 acres, proposed in two phases with the last phase to be completed in 2006, all within the SE¼ NW¼, Sec 1, T2S R2E, FM AK (located on Nelson Rd).

Preliminary Applications

1. **SD 018-07 / RP 020-07 Moose Mountain South Subdivision** – A request by RCH Surveys, Ltd, on behalf of Pelican Properties and Moose Mountain, Inc to re-subdivide Lots 1, 2, and 3, Moose Mountain Subd, 3rd Add'n into 18 lots ranging in size from approximately 40,000 sq ft to 5.2 acres and one tract of approximately 33.7 acres (located on Moose Mountain Rd and Jackson Hole Ln).
2. **SD 019-07 / VA 001-07 Greer Subdivision** – A request by Mark Greer on behalf of the Estate of Ruth L. Greer and Stephen G. Helms to subdivide a portion of the NW¼ NW¼ and the SE¼ NW¼ and Gov't Lots 1 and 3, Sec 20, T1S R2E, FM AK and Lots 1, 2, and 5 of Waiver #76-91W (TL 2000, 2050, 2051, and 2054), a total of approximately 129.2 acres, into 57 lots ranging in size from approximately 1.32 acres to 10.55 acres and to vacate portions of a public utility easement and a portion of a public road easement within the W½, Sec 20, T1S R2E, FM AK (located on Nordale Rd and Peede Rd).
3. **SD 012-07 / VA 002-07 Fox North Subdivision** – A request by Summit Telephone & Telegraph, Inc on behalf of themselves and David and Jeanette Olson to subdivide 6 parcels within USMS 521, 1770, and 1775 totaling approximately 16.9 acres into two lots of 1 acre each and two tracts of approximately 10.5 acres and 4.4 acres and to vacate portions of existing 50' access and utility easements within the NW¼ NW¼, Sec 32, T2N R1E, FM AK (located on the Steese Hwy approximately .4 miles northeast of Fox).
4. **SD 020-07 Zephyr Hill Subdivision** – A request by Carrie Barta McEnteer to subdivide an 8.57-acre parcel known as TL 2707 into two lots of 4.28 acres and 4.29 acres within the NE¼ NE¼, Sec 27, T4S R4E, FM AK (located south of Johnson Rd).
5. **SD 014-07 Sprout Acres Subdivision** – A request by Christopher R. Stagdon to subdivide a portion of the E½ SW¼ SW¼, Sec 24, T1N R1E, FM AK (TL 2418), a parcel of 8.65 acres, into four lots ranging in size from 1.62 acres to 3.32 acres (located on Chena Hot Springs Rd and Rifle Rd).
6. **SD 006-07 Jedidiah Estates** – A request by Murray and Tamara Lyon to subdivide the N½ NE½ SE¼, Sec 12, T1S R1E, FM AK (TL 1233) into two lots of approximately 4.9 acres each (located on Keeling Rd off Persinger Dr). Postponed from the August 2, 2007 Platting Board meeting.

RECESS UNTIL AUGUST 30, 2006, 3:00 pm

NOTICE: A Parliamentary Procedure workshop will be held at 2:00 pm preceding the reconvened Platting Board meeting.

RECONVENE AUGUST 30, 2006
3:00 p.m.

CALL BACK TO ORDER and ROLL CALL

APPLICATIONS (continued from 8-23-06)

7. **SD 010-07 Perry-Abbott Subdivision** – A request by RCH Surveys on behalf of Michael Perry and Steven R. Abbott Revocable Trust to subdivide a portion of Gov't Lot 6 (TL 602) within the W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec 6, T2S R2E, FM AK, approximately 14 acres, into 9 lots ranging in size from 41,000 sq ft to 80,000 sq ft (located on Jarred Dr off the Richardson Hwy Frontage Rd).
8. **SD 011-07 Northwood Estates** – A request by ARC Development, LLC, to subdivide a portion of the W $\frac{1}{2}$ NE $\frac{1}{4}$, Sec 28, T1N R1E, FM AK (TL 2808), a parcel of approximately 24 acres, into 21 lots ranging in size from approximately 40,800 sq ft to 1.1 acres (located on Chena Hot Springs Rd east of Bennett Rd).
9. **SD 013-07 Crestline Subdivision 2nd Addition** – A request by Tanana Valley Television Company to subdivide a portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$, Sec 10, T1N R1W, FM AK (TL 1007) into 18 lots ranging in size from approximately 1.8 acres to 6.3 acres (located on Crestline Dr off Cranberry Ridge Dr and Skyline Dr).
10. **SD 017-07 The River's Edge Estates** – A request by Robert and Betty Waller on behalf of Bobbett, Inc to subdivide Gov't Lot 6 (Sec 10) and a portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Sec 15, T1S R1W, FM AK (TL 1009, 1500, and 1524), a total of approximately 53 acres, into 45 lots ranging in size from approximately 40,300 sq ft to 1.3 acres to be developed in four phases (located on Badger Rd and Lowood St).
11. **SD 015-07 / RP 013-07 Lazelle Estates West Add'n** – A request by Eastside Estates, LLC to replat lots 2-11, 14-20, and 22-28 of Lazelle Estates Subd, totaling 4.6 acres, into 48 lots within the W $\frac{1}{2}$ W $\frac{1}{2}$, Sec 1 and the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec 2, T1S R1W, FM AK (accessed by Joyce Dr, D St, and Lazelle Dr).

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

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